

Request for Proposals – Commissioning Agent (Cx) Services for Central Falls School District– New High School and Dual Language PK – 8

Project Number: 2022-0009

Central Falls, Rhode Island

Addendum #2

Issued: January 18, 2023

B. Response to Questions

Question Number	Submitted Question	District Response
1	Are the new buildings to be proposed as separate projects or a single project with the same construction team?	<i>The design team for both projects will be the same. The construction procurement methods are to be determined. The commissioning provider will handle each building as a separate project.</i>
2	Will both projects be awarded to a single commissioning provider or will they be split up?	<i>The intent is to award to a single commissioning provider.</i>
3	Section 4, e, i, on exhibit A states the Cx Agent shall witness and assess performance tests of building envelope components. Please identify what types and how many tests should be included in this scope item as this is not described in the SD documentation.	<i>This section covers the Commissioning Agent to witness and assess various tests of the in-place exterior envelope mock-ups throughout the duration of the project/construction. It is suggested that the proposal include 6 on-site tests to witness and assess, with a line item for the cost for any additional tests above and beyond the baseline of 6.</i>
4	Section 4, m, on exhibit A states “Cx Agent shall observe all environmental performance testing, and testing of environmental monitoring systems or tests by manufacturers’ personnel over whom Cx Agent may not have direct control....” Is this scope item referring to site environmental testing or interior building environment testing? If the former, witnessing environmental site testing by the Cx Agent unusual and is not required per NE CHPS or RIDE. Please clarify what site environmental tests and how many should be witnessed as this is not described in the SD documentation.	<i>Witnessing environmental site testing will be performed by others.</i>
5	Section 6, c, on exhibit A states “No later than ten (10) months after Substantial Completion of the Project and after one complete heating and cooling season, the Cx Agent shall return to the Project Site and review outstanding issues related to the original and seasonal commissioning....”. Is this scope item indicating that 2 separate visits, one 10 months after substantial completion and another after one full heating and cooling season are desired? It would not be possible to perform a single review after a full heating and cooling season and still be within 10 months of the substantial completion date.	<i>Confirmed.</i>

6	The RFP states that the proposal shall not exceed 10 pages. Can you please clarify if this means 10 double-sided pages (20 pages total) or 10 single-sided pages (10 pages total)?	<i>10 double-sided pages (20 total) is acceptable. Submission packages may include appendices as additional pages.</i>
7	Please advise if the sample work products and cost proposal are included in the page limit, or if they can be added as an appendix.	<i>The requirements outlined in the RFP must be included within the proposal's page limit.</i>
8	Please advise if \$2,000,000 of umbrella coverage is acceptable. We have found that this amount is sufficient for commissioning services based on the limited scope of services.	<i>\$2,000,000 is acceptable.</i>
9	Does the 10-page limit include our sample work products and subconsultant qualifications?	<i>Please reference answers to questions 6 and 7.</i>
10	Will this project be pursuing LEED certification or LEED compliance (see page 3 of the RFP)?	<i>No, the project will not seek LEED. The project is seeking NE-CHPS and complying with RIDE regulations.</i>